News of the Real Estate World

CULLED FROM THE CLOSE OF MARKET

Apartment House Sales Continue to Lead Trading-Other Dealing Narrow.

Arnold Investing Company, Inc., operators, M. Rosenthal president, purhased 103 East 100th street, between Park and Lexington avenues, five and a half-story tenement, 25 x 75, held at Frank E. Silverman, attorney, represented the purchaser and S. Ullman

Louis F. Sommer sold for Henry Schwenker 79 West 102d street, a five story double flat, 25 x 100, to an investing client; also 71 West 102d street, a five story triple flat, 27 x 100, held at \$40,000, for Siegel and Hoffman.

Ryan & Co. sold to Constantine Ctifilo southwest corner of Pleasant avenue and 119th street, a four story tenement with three stores, 17.6x75, held at \$16,000.

\$16,000.

Sherman & Kirschner sold for Pivair & Pressman the four story double flat, 26.11x80, at 1503 Park avenue, Paul D. Saxe sold 1222 Park avenue, northwest corner of Ninety-fifth street, the five story apartment house, with stores, 25.2x100, for the Mandel-Ehrich Corporation to Ennis & Sinnots.

Dwelling Sales.

The Benthro Realty Company resold the five story American basement dwelling, with elevator, at 19 West Forty-eighth street, on lot 25x100, it recently acquired from Mrs. William Armstrons.

The four story dwelling at 25 East Fifty-fifth street, on a lot 25x73, has been sold. It is located 51 feet west-of the northwest corner of Madison avenue. Charles K. Clisby & Co., Inc., with Brown-Wheelock-Harris-Vought, sold 32 West Seventy-third street, a four story, twenty foot private dwelling, for the Clark estate. The property was held at \$40,000. This is the fourth house sold by the same brokers for the Clark estate in the last sixty days.

Paul D. Saxe sold 1049 and 1042 Lexington avenue, two three story dwellings, 30x85,5, for the Edward B. Underhill estate, to the Mandel-Ehrich Corporation. Paul D. Saxe was the broker, who

to Frank B. Carmin third and fourth floors in the remodeled dwelling, 64
West Fifty-second street.

APARTMENT TRADING
TOPS BRONX MARK

floors in the remodeled dwelling, 64
West Fifty-second street.
Charles F. Noyes Company leased
space in 170 Broadway to Samuel H.
Draisin, Louis Kohn and to Lennon
Brothers, Inc.; in 52 Beaver street, a
portion of the second floor to Theodore
E. Kitching; floor in 161 Grand street, to
Bell Engraving and Lithographing Company with F. C. Goode Company, cobroker, anw for Wm. A. White & Sons,
third floor in 85 John street to Charles
P. Young Company.

The control of the co

\$100,000 in Art Treasures and Furnishings at Auction J. A. FLEISCHER and S. J. HASSETT, Auctioneers and Appraisers,
HAVE THE HONOR TO ANNOUNCE A SALE BY AUCTION
Of All the Costly Furnishings Contained in the

BEAUTIFUL MANSION Recently Occupied by Mrs. Elizabeth A. Viau 12 West 76th St., near Central Park West This Unusual Public Auction Sale Takes Place TO-DAY, COMMENCING AT 11 A. M.

> NOTICE-To-day's Sale Comprises No. 1 to No. 476

MONARCH AUCTION CO., 161 East 125th

Tel. Harlem 2787

Mrs. Jacques Lebaudy Thos. F. BURCHILL

at 423 Hillside Avenue Jamaica, L. I.,

Directly opposite monument ifful bedroem and library furniture in hromahout the house, in old lvory and may day beds and mirrors. Grandfather Clock

Vases, Paintings and Tapestry.
Crystal Chandellers, Other Tiffany Electrical fixtures.
Chinese Rugs
4 Post Beds and Living Room Suits.
Ford Carry-All Station Auto Contents of servants' quarters. ctioneer's Office, 323 West 27th St. Telephone Chelsea 6204.

INSTRUCTION COLLEGES, &c.

PRIVATE kindergarten; ideal location: large yard; excellent care; \$10 weekly. 54 West 52d St. Circle 9797. ELSIE IRVINE.

DANCING INSTRUCTION.

Remey SCHOOL

65th St. and Broadway

TOPS BRONX MARKET

\$250,000 Sale on Mt. Eden Av.; Other Deals.

Richard Dickson sold for the Hillsal Building Corporation (Frank Hill, Frederick C. Pischer, Henry Salzmann and Jacob Wacht) the six story apartment fork for 1923 is off the press. Among house just completed at 315 Mount Eden

PERSONAL AND IMPERSONAL.

Henry L. Nielsen placed a first mort-gage loan of \$62,500 on a four story fac-tory at Atlantic avenue and Cleveland street, Brooklyn.

The executive offices of the New York state Association of Real Estates Boards

The Building Managers and Owners' Association of New York will held its annual meeting on Tuesday evening at the Advertising Club, 47 East Twenty-fifth street, at which officers will be elected.

Bell interaving an authorization company bell interaving and authorization control of the company and with Adams a Co., store and basement in 3-10 West Thirteent at treet to Cambridge Tile Manufacturing and the street to Cambridge Tile Manufacturing and the street to Cambridge Tile Manufacturing and bearing the street to Cambridge Tile Manufacturing and basement in 3-10 West Thirteent at the Cambridge Tile Manufacturing and basement in 3-10 West Thirteent at the Cambridge Tile Manufacturing and basement in 3-10 West Thirteent at the Cambridge Tile Manufacturing and basement in 3-10 West Thirteent at the Cambridge Tile Manufacturing and the street to Cambridge Tile Manufacturing the Manufacturing and the street to Cambridge Tile Manufacturing and the street to Cambridge Tile Manufacturing the street to the Kimberlin Plano Company of the street to the Section of the street to the Section of the Sec



WEDNESDAY, DEC. 20 At 8 P. M. in the Ballroom of the HOTEL PLAZA INCLUDING

58 E. 65th ST. | 14 E. 65th ST.

42 E. 74th ST.

The five story new American basement dwelling, 20 rooms, 5 baths; size 20x100.5. 43 W. 87th ST. 185 E. 71st ST.

near the Park.

The four story new residence, 16 rooms, 3 baths; size 20x100.5. 131 E. 50th ST.

The four story residence on lot 22x100.5.

17 W. 86th ST.

The new four story Indiana limestone dwelling on lot 21.6x100.

For booklet of sale apply personally or through your own broker to Arthur C. Sheridan, Inc., 152 Broadway, New York City.

REAL ESTATE BROKERS.

EDWIN H. HESS Business Bullding Management A Highly Specialized Service 280 - 5th Ave. Mad. Sq. 8398

CITY REAL ESTATE.

Realty Investments East 46th St. N. Y. NASSOIT & LANNING, REAL ESTATE

ARTHUR C. SHERIDAN, Real Est. Auction 152 Broadway. Cort. 1328. TO LET FOR BUSINESS

From Battery to 14th St. (Inclusive). 32 BROADWAY ATTRACTIVE OFFICE SPACE.

H. C. BEAVEN, on Premises.

Broad 1901.

Or Your Own Broker.

LOFTS STORES BUILDINGS

Mercantile, Warrhouses, Factories,
LARGE SELECTIONS, ALL SIZES

LOUIS SCHRAG, 142 W. 23D ST.

WITHIN five minutes of Broadway subway,
215th st. station; two family house, 11
rooms, 2 baths, 2 car garage; two blocks
west of Broadway and 218th st. J. S.

Above 14th St. to 59th St. (Inclusive).

REAL ESTATE AT AUCTION.

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TO THOSE WHO WANT TO MAKE MONEY

THESE ARE THE FACTS—

VERIFY THEM YOURSELF

IN THE LAST TWO YEAR, there has been a large amount of building in the West Bronx, from the Concourse to University Avenue.

IN SOME LOCATIONS, such as Fordham Road, Burnside Ave., Kingsbridge Road, 167th St., and 170th St., values have increased from 100 to 400%. Large profits have been made.

LOTS SOLD AT Auction Sales of property in that section, such as the Moss Est., the Hennessy Est., the Classin Est., the Woolf Est., and others - have, in many cases, increased in value 2 and 3 times.

are asking at private sale, don't you think, under these conditions, there is a good opportunity of making money? THESE 81 LOTS ARE ready to build upon now. They have sewers, water and

IF YOU CAN GO to an Auction and pick up lots at 40, 50 or 60% of the price they

pavements. They are in the midst of a rapidly building up section, surrounded by a nice class of private houses and apartments. YOU CAN BUY THEM for a small amount of cash, and should be able to sell them at a good profit by next Spring, on this rising market, as there is a good

demand for property in this section. THEY ARE GOOD for builders: they are good for speculation or investment—and there is a good opportunity to make some money.

OWING TO THE TIME of the year and the bad weather, comparatively few people have seen the property and those who attend this Auction sale will have a better opportunity of picking up some bargains and making

WE HAVE TRIED to avoid exaggeration, and to state plain facts, which you yourself can verify.

Attend This Sale Tomorrow

Go to the Absolute Auction Sale

of 81 LOTS

By order of the Executors of the Estate of Julius Lowenthal, Deceased, and others

On 176th St., 177th St., Tremont Ave., Grand Ave., and Davidson Ave. and on Aqueduct Ave., between 190th and 192nd Sts., University Heights, Bronx

Dec. 12th, 1922, at 12 M.

at the Real Estate Exchange Salesroom, 14 Vesey St. Titles insured free to purchasers 70% may remain on mortgage

TO REACH THE PROPERTY

Take the Lexington Avenue Subway, Jerome Avenue train, get out at 176th Street bus line from 157th Street and Broadway, up Jerome Avenue, and get out at 176th Street.

For Bookmap appply to

J. CLARENCE DAVIES, Inc., Agents and Auctioneers 149th St. and 3rd Ave.

CHARLES S. GERTH, Auctioneer

TO LET FOR BUSINESS.

32 Nassau Street

Above 59th St .- 5th Av. to North River. DOCTORS AND DENTISTS CLUNY PROFESSIONAL BUILDING

133 West 72nd St. SEE SUPERINTENDENT. APARTMENTS-Sale or Let.

Unfurnished.
Above 14th St. to 59th St. (Inclusive). 110 West 55th St.—New 9 story building; 3 and 4 rooms, with kitchens.

Unfurnished.
Above 59th St.-5th Av. to East River. 749 Madison Ave.

NEAR 65TH STREET
New Apartments-Immediate Postossion
One Apartment on a Floor.
3 Rooms and Bath ... \$1,500
2 Rooms and Bath ... 1,200 Apply Renting Agent on Precises or Owner, Room 42, 542 5th Ave. Unfurnished. ington Heights, Above 125th St. West of 6th Av.

178TH ST., 849 W.—Five outside roomew law apartment house, overlooming Hudson Silver; all modern improvement immediate possession; reasonable rental.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE. MONEY, first, second mortgageg, any amount anywhere. WALDORF, 13 Park row, N. Y.

> CITY REAL ESTATE. Heights, Above West of 8th Av.

CITY REAL ESTATE. Above 14th St. to 59th St. (Inclusive).

8 DWELLINGS

on West 45th st., be-tween 8th and 9th avs., formerly Astor estate holdings; price \$26,000 and up. John P. Peel Co., 362 W. 23d st.

Above 59th St .- 5th Av. to East River. 95TH ST., 118 EAST-To private party only; rent reasonable. Caretaker. Above 59th St .- 5th Av. to North River.

Above 59th St.—Str Av. to North River,

LARGE PROFITS.

Vicinity Fark av.-80th st.—Apartment house, 2, 3 and 4 room (no elevator); rents \$19,000; price \$85,000, easy terms, Vicinity Broadway-103d st.—Elevator partment house, 4 and 5 rooms; rents \$28,000; price \$165,000.

Large corner, Riverside Drive, below 116th st.—Rerfs \$22,000; will sell on easy terms, with \$40,000 cash.

Hunners building, below 14th st., near Broadway-Stores and lofts; 8 year mortmage, 5445; rents \$30,000; expenses \$16,000; price \$220,000; little cash, easy terms; or exchange for smaller property.

Also other desirable propositions, large and small; will pay you to send for itst.

H. T. WOOD, 220 BROADWAY.

PRIVATE HOUSE DARGAINS

PRIVATE HOUSE BARGAINS
On West End Avenue.
45 sty. American basement. Newly decorated.
Owner very anxious to sell.
Email cash payment.

American basement, 10 rooms-3 baths. Newly decorated. Price \$32,000. Terms. SLAWSON & HOBBS, 162 W. 72D ST. Bronx-Sale or Let.

Brooklyn-Sale or Let. IF BEER COMES BACK. For sale of exhance, the William Ulmer Brewery, 4 brick buildings, with machinery, 44,000 square feet of floor space, on plot of 14 city lots, heart of Williamsburg section of Brooklyn, facing on three streets. For further details.

WILLIAM F. TAYLOR REALTY CO., INC., 201 Nostrand av., Lafsyctte 2403. Brooklyn, N. X.

CITY REAL ESTATE.

Brooklyn-Sale or Let. FOUR story brick, store included; also one story rear building; all in fine condition for living and business; plot 25x100; 10 minutes' walk from Long Island Depot. J. STRATTON, 697 Futton st., Brooklyn. Phone Sterling 2280 (Cypress Press).

SUBURBAN REAL ESTATE.

Long Island-Sale or Let. FOREST HILLS GARDEN-Bargain, new stone house; must be sold; garage. 8 rooms, 2 filed baths; every possible improve-ment; plot fox100; being offered at nearly half price; open Sunday. 356 Burn st.

Connecticut-Sale or Let.

New Jersey-Sale or Let.

FOR Saie—Ten room residence, garage and outbuildings, all modern improvements; highest elevation; 7 acres land; \$15,000. RALJH PARKER, Lakewood, N. J., R. D. 2.

MONMOUTH CO. HOME.

NEW Colonial dwelling and garage at Plainfield, N. J., 40 minutes from New York, on Central Reliroad, dandy location, handy to station and trolley, 8 rooms, all improvements, 2 baths, but water heat, large lof price \$12,500, terms, ARTCRAFT HOMES, CO., 144 North av., Plainfield, N. J. Tel. 507. RAMSEY-Six room house, modern improve ments, 1½ acres, 2 car garage, close sta tion; \$6,000. HOVER, 212 Broadway, N. Y

REAL ESTATE—Other States.

LIVE IN THE LAND OF SUNSHINE.
Ask for folder describing GOLDEN RING
GR. "ES, Tampa's commercial grows, 64
miles from Courthouse. GOLDEN RING
GRUVER, 516 Madison st., Hillsbore Hotel
Bldg., Tampa, Fla.

REAL ESTATE—Europe.

by Lawyers' Title & Trust Co.

NICE.—Beautiful estate, 22 hectares, yield-ing income; castle, 14 rooms, outhouses, farm; value 700,000 fcs., price 300,000 fcs., cash 150,000 fcs. Information, photograph. KRYLOFF, 6 Bd. Czarewitch, Nice (A. M.),

TO LET FOR BUSINESS.

From Battery to 14th St. (Inclusive). CORNER merchandise warehouse, 15,000 feet, West Side; low rent and insurance; imme-diate possession. L 528 Herald, 250 B'way.

Arge room, 27x100, with 18 large windows; good light, elevator service, all conveniences; reasonable rent; good room for office and show purposes. Apply Superintendent of Bible House, Astor place, 4th av., New York, OFFICES AND SALESROOMS
All outside rooms, north light, 487 BROADWAY, Cor. BROOME ST. \$40 month up. Apply Supt. or F. J. GULLFOYLE & Co., SPACE in garage as repair shop for as

SPACE in garage as repair shop for experienced mechanic on West Side. 645
Broadway. See KLINGER.

STORE space, double window, also suitable for storage. 140 South st.; rent \$100 per Above 14th St. to 59th St. (Inclusive).

Desirable manufacturing and office space for rent; conveniently located; street floor. 145 West 18th st. 5TH AV., 505, room 702,-All or part of office; reasonable. Mailing \$3 33D ST., 328 EAST-Large store suitable for light business; reasonable rent.

STORES to let, suitable delicatessen. Cigar store with (guaranteed) agency United Cigars Stores. i60) Morris Park av., Bronz. East 180th st. Lexington av. Subway.

Many pressing Help problems can be solved by reference to to-say's Situation Wanted advertisements in

Florida-Sale or Let.

THE NEW YORK HERALD .- Adv.

LEXINGTON AV., 1273-Subway express corner, first floor stores, Above 59th St .-- 5th Av. to North River. DRUGS, &c., northwest corner 120th st. and St. Nicholas av.: large store for lease, also small store. Inquire 650 1st av.